

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 16-03A (HP1700018)



A request by Chuck Vaughn on behalf of the Colonial Village I and II Condominium Board of Directors, owners of Colonial Village II and II, for the replacement of the existing asphalt shingle gable roofs within the Colonial Village Historic District.

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

To: HALRB
From: John Liebertz, Historic Preservation Planner
Date: May 10, 2017
Subject: Colonial Village, CoA 16-03A, Colonial Village Historic District

Background Information

Colonial Village was constructed in four phases between 1935 and 1940. The garden apartments exemplify the early application of innovative garden city planning concepts to a low-and middle-income apartment complex. Specifically, these concepts include: the use of low-density superblock development; clustering of apartment units into spacious, richly landscaped courtyards; separation of pedestrian and automotive traffic routes; the use of an undeveloped interior greenbelt; and the use of staggered setbacks in apartment design to permit increased ventilation and light.

The apartments were designed in the Colonial Revival style. Buildings are of brick or brick and block construction on concrete foundations. Exterior finishes are of six-course-American bond brick with wood millwork details. A variety of roof types (flat, gable, and gambrel) add architectural interest to the complex.

Arlington County designated parts of Colonial Village as a local historic district in 1978.

Proposal

The subject proposal calls for the reauthorization of CoA 16-03 that expired in March 2017. Approved CoA 16-03 called for the replacement of the asphalt shingles on the gable roofs with GAF Slateline asphalt shingles in "Royal Slate."

DRC and HALRB Review

The DRC had no comments on the application at its May meeting and recommended the item be placed on the consent agenda for the May 17, 2017, HALRB hearing.

Discussion and Recommendation

Staff finds that this application meets the intent of *The Secretary of the Interior's Standards*, specifically Standards 9 and 10, and recommends approval:

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.